

**Department of Community and Economic Development
Planning Division**

ADMINISTRATIVE POLICY/CODE INTERPRETATION

**MUNICIPAL
CODE SECTIONS:**

RMC 4-2-060, Zoning Use Table—Uses Allowed in the Zoning Districts, 4-2-080, Conditions Associated with Zoning Use Table, and RMC 4-11-220, Definitions V.

SUBJECT:

Clarification of permissibility of *indoor* small vehicle sales (including boats less than 10,000 pounds) in the Commercial Arterial (CA) Zone.

REFERENCE:

N/A

BACKGROUND:

An inquiry regarding the permissibility of small boat sales and associated boat-related gear and equipment within the Commercial Arterial (CA) Zone at the Airport Plaza Shopping Center has raised several questions regarding the code's intent: #1) Should a small boat weighing less than 10,000 pounds be categorized as a *large* or *small vehicle*? and #2) Assuming the answer to the first question is "small" vehicle, should small vehicle sales, when located completely within a building, be treated differently than *exterior* vehicle sales?

Vehicle sales, small is currently defined as "sales, leasing and incidental servicing of motor vehicles including, but not limited to, motorcycles, passenger cars, watercraft, light trucks, vans, **and similar size vehicles** which have gross vehicle weights *less than ten thousand (10,000) pounds.*"

Vehicle sales, large is currently defined as "sales, leasing, and incidental servicing of motor vehicles including, but not limited to, trucks, recreational vehicles, buses, **boats**, and heavy equipment, and similar size vehicles which have gross vehicle weights greater than ten thousand (10,000) pounds, but excluding airplanes or aircraft."

Vehicle Sales, Large is not permitted at all within the CA Zone. However, *Vehicle Sales, Small* is permitted in the CA Zone but only when the zone is also located within either the Automall District Overlay or within the Employment Area Valley (EAV) Designation.

The Airport Plaza site is not located within either the Automall or the EAV.

JUSTIFICATION: Upon review of the two definitions, it seems that small (less than 10,000 pounds) boat sales would best fit within the definition of Vehicle Sales, Small.

The impacts of vehicle sales located completely within a building are significantly different than those of *exterior* vehicle sales. In part, the purpose statement of the CA Zone reads as follows: "The purpose of the Commercial Arterial Zone (CA) is to evolve from "strip commercial" linear business districts to business areas characterized by enhanced site planning and pedestrian orientation, incorporating efficient parking lot design, coordinated access, amenities and boulevard treatment with greater densities. The CA Zone provides for a wide variety of retail sales, services, and other commercial activities along high-volume traffic corridors." The purpose statement of the CA Zone is not in conflict with the sale of small vehicles within the confines of a building.

DECISION: #1) A small boat weighing less than 10,000 pounds is categorized as a *small vehicle*, and
#2) Vehicle Sales, Small--including small boat sales--when located completely within a building, are permitted uses throughout the CA Zone, however, no exterior vehicle display or storage is allowed.

PLANNING DIRECTOR

APPROVAL:

C. E. "Chip" Vincent

DATE: November 18, 2010

APPEAL

PROCESS: To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this decision. Your submittal should explain the basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

CODE

AMENDMENT

NEEDED TO

IMPLEMENT

DETERMINATION: Footnote number 68 of Subsection 4-2-080A, Conditions Associated with the Zoning Use Table and Section 4-11-220V, Definitions V, will need to be amended to read as shown on the attached "Attachment A".

Attachment A

Amend Footnote 68 of RMC 4-2-080A to read as follows: "68. Only permitted in the Automall District and Employment Area Valley land use designations. See Automall Map in RMC [4-2-080F](#) and EAV Map in RMC [4-2-080B](#). Provided, however, that indoor only sales of small vehicles are permitted anywhere within the CA Zone, regardless of overlay zone."

Amend Section 4-11-220, Definitions V, to amend the definition of "Vehicle Sales, Small" to read as follows: **Vehicle sales, small** is currently defined as "sales, leasing and incidental servicing of motor vehicles including, but not limited to, motorcycles, passenger cars, watercraft, light trucks, vans, boats, and similar size vehicles which have gross vehicle weights *less than ten thousand (10,000) pounds.*"